

September 4th, 2020

John Duncan
Planner
City Planning – Toronto and East York District
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mr. Duncan:

**Re: Rezoning Resubmission (File No. 19 210278 STE 10 OZ)
Site Plan Control Application
145 Wellington Street West**

On behalf of our client, 145 Wellington Portfolio Inc., we are pleased to submit revised materials in support of the Zoning By-law Amendment Application (submitted in August 2019) with respect to the above-noted property (“the subject site”).

Since the time of the initial Zoning By-law Amendment application, comments have been received from the various commenting departments and agencies, as well as from the public. As outlined in the addendum to our Public Consultation Strategy Report and enclosed addendum, the applicant and project team remain committed to ongoing engagement with local stakeholders, existing office tenants and the broader public about the proposed development. In addition to meetings with the residents’ association, the BIA, tenant representatives, Councillor Joe Cressy, and City Planning and Urban Design staff, the applicant has set up a project-dedicated website (www.145wellington.com) to inform interested parties about the proposal, communicate with the public throughout the development application review process and to obtain feedback from local residents. A community consultation meeting was also held on January 23, 2020.

The enclosed Revisions List and Planning Addendum Letter outline changes made in response to this feedback. The enclosed comment response matrix (**Attachment 1**) provides a full summary of responses to the comments received.

In addition, the enclosed materials have also been submitted in support of a new Site Plan Control Application.

In support of the above-noted applications, please find enclosed the following digital materials:

- Development Approval Application Form and Fee Schedule (SPA), Resubmission Form (ZBA), Project Data Sheet, and SPA Application Checklist;

- revised Architectural Plan drawing set, Revisions List, and Building Mass Model, prepared by Turner Fleischer Architects, dated August 21, 2020;
- revised Landscape Plan drawing set, prepared by Janet Rosenberg Landscape Architects, dated August 21, 2020;
- Planning Rationale Addendum Letter, prepared by Bousfields Inc., dated September 4, 2020;
- revised Sun/Shadow Study, prepared by Turner Fleischer Architects, dated August 21, 2020;
- revised Draft Zoning By-law Amendment to Zoning By-law No. 438-86 of the former City of Toronto;
- revised Draft Zoning By-law Amendment to Zoning By-law No. 569-2013;
- completed Toronto Green Standard checklist (Version 3.0), compiled by EQ Building Performance;
- Public Consultation Strategy Report Addendum, prepared by Bousfields Inc., dated September 2020;
- revised Civil Plan drawing set, prepared by Counterpoint Engineering, dated August 20, 2020;
- revised Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering, dated August 20, 2020;
- revised Urban Transportation Considerations, prepared by BA Group, dated August 2020;
- revised Pedestrian Level Wind Study, prepared by SLR Consulting, dated September 2, 2020;
- Environmental Noise and Vibrations Study, prepared by NovusSLR, dated August 31, 2020;
- Revised Heritage Impact Assessment, prepared by ERA, dated September 4, 2020; and
- Arborist Report and Tree Preservation Plan, prepared by Canopy Consulting, dated April 24, 2019.

Please be advised that updated geotechnical and geohydrology reports are underway and will be submitted under separate cover.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Ben Abbott of our office.

Yours very truly,

Bousfields Inc.



Mike Dror, MCIP RPP

cc. David Cox & Matthew Kingston [145 Wellington Portfolio Inc.]